

**PLANNING COMMISSION AGENDA**  
**CITY OF NEWPORT BEACH**  
**COUNCIL CHAMBERS - 3300 NEWPORT BOULEVARD**  
**Thursday, April 7, 2011**  
**Regular Meeting - 6:30 p.m.**

**EARL MCDANIEL**  
**Chairperson**

**ROBERT HAWKINS**  
**CHARLES UNSWORTH**  
**BARRY EATON**

**FRED AMERI**  
**MICHAEL TOERGE**  
**BRADLEY HILLGREN**

**Planning Commissioners are citizens of Newport Beach who volunteer to serve on the Planning Commission. They were appointed by the City Council by majority vote for 4-year terms. At the table in front are City staff members who are here to advise the Commission during the meeting. They are:**

**JAMES CAMPBELL, Acting Planning Director**

**LEONIE MULVIHILL, Assistant City Attorney**

**PATRICK ALFORD, Planning Manager**

**TONY BRINE, City Traffic Engineer**

**GREGG RAMIREZ, Senior Planner**

**JAVIER GARCIA, Senior Planner**

**MARLENE BURNS, Administrative Assistant**

**FERN NUENO, Assistant Planner**

**NOTICE TO THE PUBLIC**

Regular meetings of the Planning Commission are held on the Thursdays preceding second and fourth Tuesdays of each month at 6:30 p.m. Staff reports or other written documentation have been prepared for each item of business listed on the agenda. If you have any questions or require copies of any of the staff reports or other documentation, please contact the Planning Department staff at (949) 644-3200. The agendas, minutes and staff reports are also available on the City's web site at: <http://www.newportbeachca.gov>.

This committee is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Commission's agenda be posted at least 72 hours in advance of each meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Commission. The Commission may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact Leilani Brown, City Clerk, at least 72 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (949-644-3005 or [lbrown@newportbeachca.gov](mailto:lbrown@newportbeachca.gov)).

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues, which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

**APPEAL PERIOD:** Use Permit, Variance, Site Plan Review, and Modification Permit applications do not become effective until 14 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. Tentative Tract Map, Tentative Parcel Map, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of approval, during which time an appeal may be filed with the City Clerk in accordance with the provisions of the Newport Beach Municipal Code. General Plan and Zoning Amendments are automatically forwarded to the City Council for final action.

**NEWPORT BEACH PLANNING COMMISSION AGENDA**  
**Council Chambers – 3300 Newport Boulevard**  
**Thursday, April 7, 2011**  
**REGULAR MEETING**  
**6:30 p.m.**

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. PUBLIC COMMENTS**

*Public comments are invited on non-agenda items generally considered to be within the subject matter jurisdiction of the Planning Commission. Speakers must limit comments to 3 minutes. Before speaking, please state your name for the record and print your name on the tablet provided at the podium.*

- E. REQUEST FOR CONTINUANCES**
- F. CONSENT ITEMS**

**ITEM NO. 1** Minutes of March 17, 2011

**ACTION:** Approve and file.

- G. PUBLIC HEARING ITEMS**

**ALL TESTIMONY GIVEN BEFORE THE PLANNING COMMISSION IS RECORDED. SPEAKERS MUST LIMIT REMARKS TO THREE MINUTES ON ALL ITEMS.** (Red light signifies when three minutes are up; yellow light signifies that the speaker has one minute left for summation.) Please print only your name on the pad that is provided at the podium.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection in the Planning Department located at 3300 Newport Boulevard, during normal business hours.

**ITEM NO. 2** North Newport Center Planned Community Amendment (PA2011-017)  
800, 840, 860, 880 Newport Center Drive

**SUMMARY:** A planned community development plan amendment to incorporate the Block 800 Newport Center Planned Community (PC-23) into the North Newport Center Planned Community (PC-56) and a code amendment to change the zoning classification of this property from PC-23 to PC-56. Additionally, the proposed amendment includes revisions to the sign and lighting standards within the PC-56 Development Plan.

**CEQA COMPLIANCE:** This action is covered by the general rule that the California Environmental Quality Act (CEQA) applies only to projects that have the potential for causing a significant effect on the environment (Section 15061.b.3 of the CEQA Guidelines). It can be seen with certainty that there is no possibility that this activity will have a significant effect on the environment. Therefore, this activity is not subject to CEQA. The proposed project incorporates the Block 800 Newport Center Planned Community into the North Newport Center Planned Community with only minor changes to

development standards and allowed uses. No construction is proposed with this application.

- ACTION:**
- 1) Conduct public hearing; and
  - 2) Adopt Resolution No. \_\_\_\_ recommending City Council approval of Planned Community Development Plan Amendment No. PD2011-001 and Code Amendment No. CA2011-004.

**ITEM NO. 3** West Newport Amendments (PA2010-182, 190, and PA2011-014)  
6904, 6908-6936, and 6480 West Coast Highway

**SUMMARY:** Amendments to the General Plan, Coastal Land Use Plan and Zoning Map to change the designations of three properties from Two-Unit Residential (RT and RT-E) to Visitor Serving Commercial (CV) or Mixed Use-Vertical (MU-V) land use designations. The amendments were initiated by the property owners who are seeking to continue the existing nonconforming commercial use of their properties. All three properties are currently developed with commercial and mixed use buildings, and no new land use or development is proposed at this time.

**CEQA COMPLIANCE:** The project is categorically exempt under Section 15302 of the California Environmental Quality Act (CEQA) Guidelines – Class 2 (Replacement or Reconstruction).

- ACTION:**
- 1) Conduct public hearing; and
  - 2) Adopt Resolution No. \_\_\_\_ (Attachment No. PC 1) and attached Exhibits recommending the City Council:
    - Approve General Plan Amendment Nos. GP2010-002, GP2010-013, and GP2011-002; and
    - Approve Local Coastal Plan Amendment Nos. LC2010-002, LC2010-003, and LC2011-001; and
    - Approve Code Amendment Nos. CA2010-012, CA2010-013, and CA2011-003.

## **H. NEW BUSINESS**

### **I. STAFF AND COMMISSIONER ITEMS**

**ITEM NO. 4** Planning Director's report.

**ITEM NO. 5** Planning Commission reports.

**ITEM NO. 6** Announcements on matters that Commission members would like placed on a future agenda for discussion, action, or report.

**ITEM NO. 7** Request for excused absences.

## **ADJOURNMENT**